

# ARCHITECTURAL BOARD OF REVIEW GUIDELINES

## PART 1

### **ARCHITECTURAL DESIGN**



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CITY OF SANTA BARBARA

CALIFORNIA

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## **ABR Goals**

The ABR is guided by a set of general goals that define the major concerns and objectives of its review process. These goals are:

- A. to protect the historic and architectural qualities of Santa Barbara;
- B. to protect the beauty and ecological balance of Santa Barbara's natural resources;
- C. to insure development and building consistent with the policies of the General Plan and Zoning Ordinance;
- D. to promote high standards in architectural design and the construction of aesthetically pleasing structures;
- E. to improve the general quality of the environment and promote conservation of natural and manmade resources of the City;
- F. to encourage planning which is orderly, functionally efficient, healthful, convenient to the public, and aesthetically pleasing;
- G. to encourage the construction of convenient and attractive commercial facilities and residences;
- H. to promote neighborhood compatibility;
- I. to encourage the preservation of pre-1925 and Hispanic styles of architecture;
- J. to promote visual relief throughout the community by preservation of public scenic ocean and mountain vistas, creation of open space, and variation of styles of architecture; and
- K. to preserve creek areas through restoration, maintenance, and enhancement, and to discourage removal of significant trees and foliage removal.

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## **INTRODUCTION**

### **Purpose of the ABR Guidelines**

The Architectural Board of Review (ABR) set of Guidelines have been developed to guide development proposals to ensure high standards of design are maintained in development and construction in the City of Santa Barbara. The Guidelines are also intended to assist public understanding of the stated goals and adopted policies of the ABR. In addition to ABR-specific guidelines, there are Supplemental Design Guidelines found in a series of separate documents. These Supplemental Design Guidelines provide more detailed guideline information for some projects. However, many ABR projects are not in an area with supplemental guidelines. These guidelines clarify ABR criteria for reviewing plans throughout the City.

### **SECTION 1 Architectural Board of Review Background, Purpose, and Interpretation**

#### **1.1 Background.**

The Architectural Board of Review (ABR) was established by ordinance on July 16, 1925, and met for seven months before being dissolved. It was re-established by ordinance in 1947. In 1949, the ABR was designated a Charter Committee by popular vote. Currently, the ABR consists of nine members, two of whom must be licensed architects, one a landscape architect, and three other professionals in related fields such as design or engineering. A quorum consists of four members, one of whom is an architect.

#### **1.2 Objective.**

The ABR is charged with the responsibility for "the protection and preservation as nearly as is practicable of the natural charm and beauty of the area in which the City is located and the historical style, qualities and characteristics of the buildings, structures and architectural features associated with and established by its long, illustrious and distinguished past". Santa Barbara has, for many years, enjoyed a widespread reputation for its distinctive buildings and the generally pleasing inter-relationship of these buildings with plantings, parks, beaches and the harbor, against a background of gently rounded foothills and mountains. The beauty and charm of this picture has enhanced the basic attraction of its year-round mild and equable climate.

Santa Barbara's distinctive architecture is a regional style with a Mediterranean influence. It reflects the City's historic past and compliments its setting in the natural environment. The successful adaptation of these architectural forms, with ingenious variations to meet modern needs, using simple materials, generous landscaping, human scale and soft colors, has resulted in the achievement of an architectural harmony that distinguishes Santa Barbara from other cities. It is essential to a rational and continued

improvement of our community that property owners, architects and builders recognize these facts and use initiative and their best judgment and talents toward development of buildings of character that harmonize with their surroundings and are suitable for the proposed site.

## **SECTION 2            Guideline Interpretation and Application**

The ABR is guided by a set of general goals that define the major concerns and objectives of its review process. These goals are listed on the back side of the cover of this document. These guidelines help to define how ABR carries out the goals.

These Guidelines are designed to provide direction to the ABR members and to the public as a whole; they are not intended to be binding in nature. Although failure to meet the Guidelines can form a basis for denial of a project, non-compliance with these Guidelines shall not be grounds to invalidate any action taken by the ABR, nor shall such non-compliance constitute a cause of action against the City or its officers, employees or agents concerning any matter.

All questions regarding the proper interpretation and application of these Guidelines shall be resolved by the ABR or, upon appeal, the City Council.

**Relationship to the General & Coastal Plans.** The Santa Barbara General Plan contains policies and direction regarding the visual aspect of development, neighborhood compatibility, and landscaping. General and Coastal Plan policies and direction prevail over both the Zoning Ordinance and ABR Guidelines.

**Relationship to Zoning Ordinance.** The Zoning Ordinance contains many standards which plans must comply with prior to ABR review. In using the Design Guidelines, Code requirements prevail over the guidelines. These guidelines are intended to augment the Municipal Code by providing guideline details to complement topics in the Code, as well as to provide guidelines on additional topics.

**Relationship to Other ABR Guidelines.** A number of other ABR Guidelines, described below under "Special Guidelines," also include direction regarding architectural appearance, site design and landscaping. This set of ABR Guidelines are compatible with those guidelines. These ABR Guidelines are more detailed on some subjects than the supplemental guidelines. However, where there are two guideline sets applicable to a project addressing the same issue, specific area or special district guidelines would prevail over these ABR guidelines. (See SBMC 22.68.110 B).

**Relationship to Neighborhood Preservation Ordinance (NPO).** The NPO triggers ABR review for single-family projects of substantial size or with substantial grading. These ABR Guidelines apply to single-family home projects subject to the NPO.

**Guideline Organization.** The ABR Design Guidelines are divided into three parts. This document (Part 1) contains the Architectural Design Guidelines. Only some projects require landscape plans, therefore Landscape Guidelines are under a separate cover (Part 2). Applicants may also consult the ABR Meeting Procedures



document (Part 3) which provides ABR background information and explains the ABR's meeting and review process and Staff's role in ABR agenda preparation.

### **SECTION 3            Supplemental Design Guidelines**

In addition to the basic guidelines outlined in the ABR's Architectural & Landscape Guidelines, other guidelines for specific types of development and for specific areas of the City have been prepared with input from the ABR, Landmarks Commission, Planning Commission, and others. These supplemental guidelines are contained in separate documents and include the following:

- A.    **Haley-Milpas Design Manual.** The purpose of these guidelines is to assist the people in the Haley-Milpas area in improving the appearance of their property. Goals in this area are to provide a more human-scaled and pedestrian environment; to give more attention to details to provide more interest and feeling; and to encourage mixed-use development to accommodate the mix of uses already existing in the area. U.S. Highway 101, Santa Barbara, Ortega, Salsipuedes and Haley Streets, and the properties facing Milpas Street bound this area.
- B.    **Airport Design Guidelines.** These Guidelines were established to recognize the aviation-oriented architecture in this area and to protect the theme established by the Mediterranean style of the airport terminal. The Guidelines apply to all property in the airport area.
- C.    **Waterfront Area Design Guidelines.** These Guidelines establish a general design theme, which emphasizes the area's proximity to the ocean and Harbor areas. These Guidelines apply to all property in the area of the Harbor and Pershing Park, as well as properties south of U.S. Highway 101 between Castillo Street on the west and the City limits on the east.
- D.    **Single-Family Residence Design Guidelines.** These Guidelines apply to almost all single family and one-story duplexes constructed or altered in the Hillside Design District and to certain houses outside of the Hillside Design District. The purpose of these guidelines is to assist applicants and designers to prepare homes and home addition proposals compatible with existing neighborhoods.
- E.    **Upper State Street Area Design Guidelines.** These Guidelines apply to the Upper State Street Area, an area generally on both sides of State Street from Constance Avenue to the westerly City limits. It also includes upper De la Vina Street from Constance Avenue to State Street; commercially developed areas along Hope Avenue, Hitchcock Way and La Cumbre Road and the commercial areas along Calle Real and Pesetas Way. The Upper State Street area is divided into 6 separate neighborhoods. It is recognized each of these is different and requires unique architectural solutions. These Guidelines describe the different neighborhoods and provide assistance for design development to remain compatible with the neighborhoods. In addition, there are special landscaping guidelines for the Upper State Street Area.
- F.    **Sign Review Guidelines.** These guidelines itemize acceptable standards for

the placement of signs throughout the City. The guidelines describe specific points of Sign Committee review, which promote aesthetic signing, and graphic design that enhances the architectural style or historical quality of a building.

- G. **Outdoor Lighting Design Guidelines.** These guidelines itemize acceptable standards for outdoor lighting installations throughout the City. The guidelines recommend specific outdoor lighting design standards to avoid excessive glare.
- H. **Urban Design Guidelines.** These guidelines apply to the City's Urban Grid. The intent of the guidelines is to ensure traditional design principles and pedestrian-friendly design concepts are incorporated into development proposal designs. The guidelines provide design criteria illustrations usable by design professionals, the public, and the ABR to evaluate development proposal consistency appropriate design principles.
- I. **Outdoor Vending Machine Design Guidelines.** These guidelines establish design standards for screening, location, signage, illumination and appearance of outdoor vending machines to minimize negative visual impacts related with these installations.
- J. **Wireless Communication Facilities/Antenna Design Guidelines.** These guidelines establish design standards for the screening, location, and appearance of wireless communication facilities to minimize adverse visual impacts related with these installations.

# ARCHITECTURAL DESIGN GUIDELINES

## Purpose of the Architectural Design Guidelines

The Architectural Board of Review (ABR) Architectural Design Guidelines have been developed to guide development proposals to insure high standards of design are maintained in development and construction in the City of Santa Barbara. The ABR Architectural Design Guidelines are also intended to assist the public understand the stated goals and adopted policies of the ABR. The ABR architectural design guidelines are intended to provide a clear statement of preferred design solutions and building materials considered acceptable by the ABR.

## SECTION 1 Site and Neighborhood Considerations

1.1 **Relation To Site.** Buildings should be designed to relate to site existing landforms and contours and to present an integrated appearance. Over-building of a site may be considered grounds for project denial.

### 1.2 Neighborhood Compatibility

A. **General.** In neighborhoods, which possess examples of distinctive architecture, structures and additions should present a harmonious character to not clash or exhibit discord with the particular surrounding neighborhood in which they are placed. Structure elements should be consistent with the best elements that distinguish the particular neighborhood in which they are proposed. These elements include, but are not limited to:

- |         |             |             |
|---------|-------------|-------------|
| • mass  | • rooflines | • textures  |
| • scale | • colors    | • materials |

Maintenance of the existing setback and patterns of development in the particular neighborhood is also important.

B. **Neighborhoods Without Distinctive Architecture.** In neighborhoods which do not possess examples of distinctive architecture, structures and additions should be designed to lead the neighborhood toward designs, which are harmonious with Santa Barbara's distinctive built environment.

C. **Transitional Areas.** When a project is within close proximity to a landmark district, City Landmarks or Structures of Merit, consideration may be given to that district's guidelines [SBMC 22.22.100 B]. In these areas, project design should promote a smooth transition from one usage area or architectural style to the next. Special attention to consistency with the City's Urban Design Guidelines is recommended.

## SECTION 2 Architectural Imagery

- 2.1 **Building Design Compatibility & Consistency.** Buildings shall demonstrate compatibility in materials and consistency in style throughout exterior elevations. Building components such as windows, doors, arches and parapets should have proportions appropriate to the architecture. Additions should relate to the existing building in design, details, colors, and material.
- 2.2 **Architectural Styles.** The ABR does not mandate required architectural styles for specific neighborhoods or locations; however, consideration should be given to several factors that influence the ABR's preference concerning proposed architectural styles. Factors such as area prevailing architectural styles, neighborhood compatibility and structure visibility are factors which should be considered. One of the ABR's stated goals is to encourage the preservation of pre-1925 and Hispanic styles of architecture. In addition, traditional architectural styles based on the City's Hispanic tradition are preferred at highly visible locations such as: gateway or entry points into the City, hillside development as well as locations in close proximity to El Pueblo Viejo Landmark District.
- 2.3 **Building Materials.** Architectural style expressed through building materials, colors, design, exterior treatment, roof articulation and overall design in construction should be of good quality and durable exterior materials. Typical architectural enhancements include:
- A. High quality construction & materials for exterior finishes
  - B. Wood windows, recesses, articulation of openings, wood shutters, ornamental ironwork
  - C. Enhanced landscaping, paving and/or decking
  - D. Heavy timber trellis or arbor structures
  - E. Stonework and/or tile work on walls
  - F. Front entry elements and/or porches
  - G. Enhanced or high quality roofing materials
  - H. Exposed downspouts and gutters painted or made of copper materials

## SECTION 3 Historical Significance

Potential historical or architectural significance should be researched. Plans should show consideration for significant historical or architectural elements if any exist on the site. Existing sandstone walls, stairways and wrought iron gates should be preserved and included as a part of the overall plan.

## SECTION 4            Accessory Buildings, Garages, and Carports

- 4.1    **Garages.** Where possible, garages should not front or face the street. If the garage faces the street, windows and other architectural detailing should be used on garage doors to eliminate a blank appearance.
- 4.2    **Accessory Buildings.** In residential zones, accessory buildings should not be of large size or located in visually prominent areas that detract from the neighborhood quality.
- 4.3    **Construction Over Carports.** In residential zones construction over carports is not allowed unless there are special considerations. Garages are more appropriate on the ground floor of multiple story buildings as they provide a more visually substantial mass to support the visual mass of upper stories.

## SECTION 5            Utilities and Equipment

- 5.1    **Utility Screening.** Utilitarian facilities, such as electrical transformers, satellite dishes, backflow prevention devices, loading docks, maintenance or trash storage areas should be located with consideration of neighboring structures and must be appropriately screened.
- 5.2    **Rooftop Equipment.** Equipment shall be screened. Screening shall present an integrated appearance with the overall building.
- 5.3    **Solar Panels.** Reflective solar panels may be approved if the location of panels are sensitively placed and are installed to not produce excessive glare. A very visible location and/or excessive use of these elements can detract from a residence's overall quality of appearance. Proposed solar panel installations will be reviewed to determine compatibility with existing structures and the site and to prevent significant glare problems.
- 5.4    **Skylights.**
  - A. Skylights are allowed when they are compatible with the architectural style of the building in which they are proposed and when they are compatible with the character of the surrounding neighborhood.
  - B. Flat skylights, made of non-reflective materials, is the preferred skylight type.
  - C. White plastic skylights or small dome shaped skylights may be acceptable if the skylights are screened by existing parapets, roofs, building forms or other equipment and it can be clearly demonstrated that the proposed skylights are not readily visible from adjacent properties or public ways.
  - D. Plastic domed solar tube skylights may be allowed if placed in areas that are not highly visible.
  - E. The cumulative impacts of exposed roof equipment shall be a consideration when determining the appropriate size, quantity and type of skylights proposed.

- 5.5 **Site Lighting.** Outdoor lighting shall be directed so it will not cast light or glare onto adjacent sites and shall comply with the Outdoor Lighting Design Guidelines.

## **SECTION 6 Energy Efficiency, Green Building Design**

- 6.1 **Energy Efficiency.** Buildings shall be designed and oriented to maximize energy efficiency and conservation including lighting design. Feasible passive and active solar design principles are encouraged.
- 6.2 **Green Building Design.** The ABR supports building designs that incorporate green building design principles and use energy efficiently. Buildings that conserve resources and use renewable sources of energy, including solar, wind, and biomass can be supported if the designs maintain an acceptable aesthetic quality and fit into the site and neighborhood.

Developing a plan for a green building design can reduce energy use, cool urban heat islands, and prevent storm-water runoff, as well as contribute to wildlife habitat and air quality. There are many ways to conserve resources during the building process.

Following are some example green building concepts:

- Selecting materials that have at least some recycled content can conserve natural resources and virgin materials.
- Selecting materials with less chemical or synthetic content, such as low VOC paints or adobe bricks, can reduce environmental toxins.
- Minimizing construction waste can ease the impact on landfills and resources.
- Installing water and energy-efficient product and/or orienting a building and selecting landscaping in response to solar and breeze patterns can conserve resources while reducing operating costs.
- Selecting building materials made from easily renewable resources conserves non-renewable resources.

## **SECTION 7 Roofing Materials**

- 7.1 **General.** Roofing material and color should be consistent with the building architectural style. Eave closures, a.k.a. bird stops, if any are proposed, shall be mortared with natural cement.
- 7.2 **Mission Tile.** Where a traditional Hispanic architectural style is proposed or where the location is highly visible or prominent, the use of two-piece terra cotta (Mission, "C-tile") roof is required.
- a) Terra Cotta roof tile shall not have a glossy finish.
  - b) Where two-piece "cap and pan" Mission tile is used on gable, shed and hipped roofs, the following installation criteria shall apply:

There shall be a double starter row employed at the eave ends. Field tiles are to be laid in random or scattered fashion. The roof shall have natural cement mortared hips and ridges. Terra Cotta red color shall be the predominant color

except where other color mixtures are specifically approved. Tile color shall be one consistent color with only slight natural variations acceptable. Artificial color “blends” shall be discouraged.

Exceptions to the required use of Mission Tile policy may be granted if the ABR makes the appropriate findings and determines a hardship condition exists that precludes Mission “C” roof tile use. Clay S-tile installation will be required to follow standard installation details as outlined below to mimic the Mission tile appearance.

### 7.3 **Clay S-Tile.**

- A. Non-clay simulated Mission Tile use is generally unacceptable.
- B. Clay S-Tile will be considered for approval for Affordable or Low-Income Housing projects only.
- C. The following four criteria will be utilized to determine if the use of clay S-tile will be allowed for existing buildings:
  - 1. The proposed clay S-tile installation is compatible with the building’s architecture and the neighborhood character.
  - 2. The proposed application meets with the intent of the ABR guidelines.
  - 3. The building cannot structurally support the weight of 2-piece, clay barrel tile and clay S-tile is an appropriate alternative solution.
  - 4. The applicant made a concerted effort to make the roof attractive.

### 7.4 **Required Installation Details as Conditions of Approval.**

- A. There shall be a double starter row of two-piece barrel tile employed at the eave ends.
- B. The roof shall have 15% to 20% of the field tiles laid with mortared randomly placed boosters (kickers).
- C. The roof shall have natural cement mortared hips and ridges.

## **SECTION 8 Architectural Elements - Commercial**

Architectural elements such as windows, doors, cornice elements, columns, arches and roof forms can be utilized to enhance a building. These elements should be detailed to provide modulation, visual interest and textured relief.

- 8.1 **Architectural Features.** Features should enhance the architectural form and style of the structure. As a general rule, massing and details should be simple and proportionate to the building scale. Windows, entries, recesses, balconies, and stairways should add building interest.
- 8.2 **Color.** Building color should complement architectural details and blend with surrounding buildings or dominant structures. For large buildings located in the Downtown area, the major building mass of a structure should be white (where appropriate to the architectural style proposed). For smaller buildings, a more varied color palette for body and trim color may be appropriate.

- 8.3 **Stucco Texture.** Unless otherwise directed by the ABR, stucco should present a smooth, undulating troweled finish. A float sand finish may be acceptable. Rough texture, such as skip trowel or Spanish lace, is unacceptable. Exterior materials and architectural elements should compliment each other. For example, heavy materials should appear to support lighter materials.
- 8.4 **Windows and Doors.** The pattern of windows and doors should be consistent with the building architectural style.
- 8.5 **Roof Ridgelines.** roofs should be articulated using elements such as false chimneys, towers and decorative vents and caps. Roof materials and overhangs can create shadow patterns. Decorative cornices can be added to provide visual interest.

## SECTION 9 Architectural Elements - Residential

Architectural elements such as windows, doors, cornice elements should create a rhythmic composition taking into consideration scale, style and architectural proportion. These elements should be detailed to provide modulation, visual interest and textured relief.

### 9.1 General.

- A. **Architectural Features.** Features should enhance the architectural form and style of the house. For example, dormers, bay windows, porches, balconies, and entrance projections can add interest to the home.
- B. **Color.** Building color should complement architectural details and blend with neighborhoods.
- C. **Stucco Texture.** Unless otherwise directed by the ABR, stucco should present a smooth, undulating troweled finish. A float sand finish may be acceptable. Rough texture, such as skip trowel or Spanish lace, is unacceptable.
- D. **Windows.** The pattern of windows and doors should reflect the scale and patterns in the neighborhood.
- E. **Reflective Glass Material.** In General, deck-railing materials should be selected to be consistent with the architectural style of the structure. The use of decorative glass railings as guardrails or as windscreens is not the preferred material at highly visible locations due to the possible glare associated with these types of installations.
- Installations of reflective glass materials will be reviewed to determine if the installation is compatible with the structure and that it does not create significant glare problems.
- F. **Cost Consideration.** The ABR shall take the total cost of the applicant's design into consideration when reviewing qualified affordable housing projects. The expected cost of certain preferred



design elements is to be evaluated to maintain the affordability of residential units.

### **9.2 R-2 (Two Family) Zone Accessory Dwelling Units.**

Review of accessory dwelling units proposed on lots 5,000 to 6,000 square feet in the R-2 Zone shall be guided by the following. Also, note landscaping guidelines specific to the R-2 zone in the ABR Landscaping Guidelines.

- A. Accessory Dwelling Units shall be reviewed for neighborhood compatibility and neighborhood character preservation.
- B. Encourage existing building preservation when feasible.
- C. Consider second-story window placement in relationship to neighboring buildings to prevent privacy issues.
- D. Fencing or barriers consistent with zoning shall be required along driveways to prevent parking on front yards.

### **9.3 Condo Conversions.**

Projects which convert existing residences into condominiums are required to be aesthetically attractive, safe, and of quality construction in the SBMC. The ABR following guidelines apply specifically to condominium conversion projects.

- A. Unit design should create a sense of separate identity and individuality
- B. Entries should be easily identifiable and functional
- C. Open space should be designed to be useable, defensible and safe
- D. Special consideration should be given to privacy issues in project design
- E. Special attention should be given to appropriate project scale, especially with apartment buildings built in the '50s and '60s

The architectural character of the proposed condominium should also be carefully considered.